

Legals

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—DESIGN REVIEW COMMITTEE (DRC)—
CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION
NOTICE OF PUBLIC MEETING
AGENDA
THURSDAY, APRIL 25, 2024 ~ 5:30 PM
CB SOUTH POA, 61 TEOCALLI ROAD

Join virtually: Email staff@cbsouth.net for a Zoom invitation
 Questions about this Agenda/Meeting can be directed to 970-349-1162 or info@cbsouth.net or viewed at: www.cbsouth.net
5:30 PM Call to Order
5:35 PM Approve Minutes from March 21, 2024
 Declaration of Notices

Business:
5:40 PM Design Review for Elcho Townhomes I, II & III, Multi-Family Residence, Lot 2, Block 3, Filing #1, AKA 96 Elcho.

Other Business
Discussion and Consideration of Changes to Owen, Duplex Residence at Lot 31, Block 26, Filing #3 aka 60 Anderson.
7:30 PM Adjourn

ADA Accommodations: Anyone needing special accommodations as determined by the *American Disabilities Act* may contact the Association Manager prior to the day of the hearing.

Agenda Items: All times are estimates. Please allow for earlier discussion. Please show up at least 20 minutes prior to the listed times. A complete set of plans can be viewed at the Crested Butte South POA office, 61 Teocalli Road, by appointment.

Published in the *Crested Butte News*. Issues of April 5, 12 and 19, 2024. #040501

—LEGAL—

PLEASE TAKE NOTICE, that Ordinance No. 3, Series 2024, was passed on second reading and public hearing at a special meeting of the Town Council of the Town of Crested Butte, Colorado, on Monday, April 15, 2024, in the Town Offices at 507 Maroon Avenue, Crested Butte, Colorado: Ordinance No. 3, Series 2024 - An Ordinance of the Town Council of Crested Butte Concerning the Financing of Workforce Housing in the Town and Approving the Execution and Delivery by the Town of a Site Lease Agreement and Lease Purchase Agreement and Related Documents. The full text of Ordinance No. 3, Series 2024 is on file at the Town Offices at 507 Maroon Avenue and will be available on the Town website at townofcrestedbutte.com for public reading. This ordinance shall become effective five days after the date of publication.
TOWN OF CRESTED BUTTE, COLORADO
/s/ Lynelle Stanford, Town Clerk
 Published in the *Crested Butte News*. Issue of April 19, 2024. #041908

—NOTICE OF CONTRACTOR'S SETTLEMENT—
INSTITUTION/AGENCY: WESTERN COLORADO UNIVERSITY
NOTICE NUMBER: ONE (1)
PROJECT NO./TITLE: 2023-07M122 UPGRADE LIGHTING FOR SECURITY AND EFFICIENCY (PHASE 1)

Notice is hereby given that on **April 1, 2024** at **1 Western Way** Colorado, final settlement will be made by the STATE OF COLORADO with **McKinstry Essentia, LLC**, hereinafter called the "CONTRACTOR", for and on account of the contract for the construction of a PROJECT as referenced above.

- Any person, co-partnership, association or corporation who has an unpaid claim against the said project, for or on account of the furnishing of labor, materials, team hire, sustenance, provisions, provender, rental machinery, tools, or equipment and other supplies used or consumed by such Contractor or any of his subcontractors in or about the performance of said work, may at any time up to and including said time of such final settlement, file a verified statement of the amount due and unpaid on account of such claim
- All such claims shall be filed with the Authority for College, Institution, Department or Agency.
- Failure on the part of a creditor to file such statement prior to such final settlement will relieve the State of Colorado from any and all liability for such claim

Authorized Facility Manager or Authorized Individual
 Name: Sherry Ford, AVP of Campus Operations and Construction
 Approval Date: 4/7/2024
 Agency: Western Colorado University
 Phone: 970-943-7052
 Fax: 970-943-3329
 Email: sford@western.edu
 STATE OF COLORADO
 OFFICE OF THE STATE ARCHITECT
 STATE BUILDINGS PROGRAM

Published in the *Crested Butte News*. Issues of April 12 and 19, 2024. #041201

NOTICE OF PUBLIC HEARING
CRESTED BUTTE BOARD OF ZONING
AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on **April 30, 2024**, beginning at **6:00 p.m.** in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado, specific information can be found on the agenda on the Town website regarding access to the virtual meeting, for the purpose of considering the following:
 Consideration of the application of **Town of Crested Butte** to propose the revision of Section 16-14-190 (12). (Russ)
- A recommendation to the Town Council is required.
 TOWN OF CRESTED BUTTE
 By Madison Manning, Planning Technician
 Published in the *Crested Butte News*. Issues of April 18 and 25, 2024. #041903

—NOTICE OF VACANCY—
ON THE BOARD OF DIRECTORS
OF THE GUNNISON COUNTY METROPOLITAN RECREATION DISTRICT

TO WHOM IT MAY CONCERN, and particularly to the electors of the Gunnison County Metropolitan Recreation District (the "District"), Gunnison County & the NW corner of Saguache County, Colorado.
 NOTICE IS HEREBY GIVEN that one or more vacancies currently exist on the Board of Directors of the District. Any qualified, eligible elector of the District interested in serving on the Board of Directors should file a Letter of Interest with the District. Letters of Interest should be sent to derrick@gcmetrec.com by 5:00 pm on May 20, 2024.

Published in the *Crested Butte News*. Issue of April 19, 2024. #041909

—NOTICE OF DRC MEETING—
CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION, INC.
SPECIAL AREA ARCHITECTURAL DESIGN REVIEW
CB SOUTH POA OFFICE, 61 TEOCALLI ROAD
CRESTED BUTTE, CO 81224

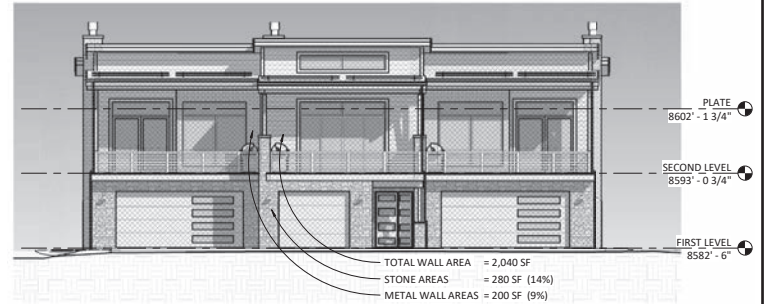
Join virtually: Email staff@cbsouth.net for a Zoom invitation

PLEASE TAKE NOTICE THAT a CB South Property Owners Association Design Review Committee meeting will be held on Thursday, April 25, 2024, at 5:30 p.m. for the purpose of considering the following:

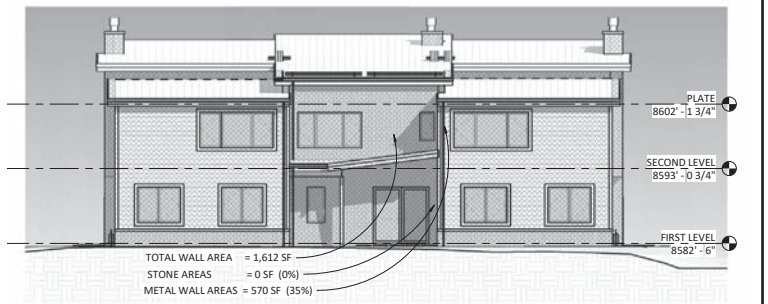
Design Review for the application for **Elcho Townhomes I, II & III, Multi-Family Residence, Lot 2, Block 3, Filing #1, AKA 96 Elcho**. A complete set of plans can be viewed at the Crested Butte South P.O.A. Office, 61 Teocalli Road by appointment.

There is a 14-day public comment period in which comments regarding the above-referenced project may be submitted in writing to the Design Review Committee. The 14-day public comment period shall be from April 5, 2024 to April 19, 2024. Comments may be submitted to the CB South Design Review Manager by email at drcmanager@cbsouth.net, by mail or in person to the address listed above. Comments must be professional.

Published in the *Crested Butte News*. Issues of April 5, 12 and 19, 2024. #040502



④ DD WEST (FRONT) ELEVATION
 1/8" = 1'-0"



① DD EAST ELEVATION
 1/8" = 1'-0"

—PUBLIC NOTICE—

Colorado law requires the county assessor to hear objections to real property classification and valuation beginning May 1, 2024. Objections to real property valuations must be emailed, postmarked or delivered in person **no later than June 8, 2024**. The Assessor's front counter is open between 9am and 4pm during the appeal period. Colorado law requires the county assessor to begin hearing objections to personal property valuations no later than June 15, 2024. Objections to personal property valuations must be emailed, postmarked, or delivered in person no later than June 30, 2024. In 2024, the Assessor and Board of County Commissioners have elected to use the extended appeal period in accordance with §39-5-122.7, C.R.S. The Assessor will mail

Notices of Determination to those who have appealed on or before August 15, 2024. The County Board of Equalization will convene September 15 - October 31, 2024. Contact the Gunnison County Assessor's office for more information.
 Gunnison County Assessor
 221 N. Wisconsin St., Suite A
 Gunnison, CO 81230
 (970) 641-1085
assessor@gunnisoncounty.org
www.gunnisoncounty.org

Published in the *Crested Butte News*. Issues of April 12 and 19, 2024. #041204

—NOTICE OF AMENDED BUDGET—
 (PURSUANT TO 29-1-106, C.R.S.)

NOTICE is hereby given that a proposed Budget Amendment has been submitted to the Reserve Metropolitan District No. 2 for the year of 2023; a copy of such proposed Budget Amendment has been filed in the office of Toad Property Management, 318 Elk Avenue, Suite 10, Crested Butte, Colorado 81224, where the same is open for public inspection; such proposed Budget Amendment will be considered at the Regular

meeting of the Reserve Metropolitan District No. 2 to be held at the offices of Toad Property Management, 318 Elk Avenue, Suite 10, Crested Butte, Colorado 81224, on Thursday, May 16, 2024 at 11:00 a.m. Any interested elector of Reserve Metropolitan District No. 2 may inspect the proposed amended budget and file or register any objections thereto at any time prior to the final adoption of the Budget Amendment.

If a government's budget is greater than \$50,000, the Notice of Budget must be published one time in a newspaper having general circulation in the local government. If the budget is \$50,000 or less, the Notice may be posted in three public places in the local government. (29-1-106(3), C.R.S.)

Published in the *Crested Butte News*. Issue of April 19, 2024. #041907

—NOTICE OF APPROVAL CREATING A VESTED PROPERTY RIGHT—

PLEASE TAKE NOTICE that the Town of Crested Butte approved the following site specific development plan(s) for construction or subdivision within the Town which creates a three year vested property right pursuant to Colorado Revised Statutes, section 24-68-103 (as amended). The "vested property right" gives the following applicant(s) the right to undertake and conditions of the approval for their site-specific development plan(s).
 February 27, 2024:
Ralph Landi and Dina Ferrante: to site an addition on

the south to the two-family dwelling unit located at 622 Butte Avenue, Unit B, Butte View Condominiums in the R4 zone. A conditional waiver of a non-conforming aspect with respect to minimum lot size was granted. More information is available at the Town Office located at 507 Maroon Ave., Crested Butte, CO. TOWN OF CRESTED BUTTE by Jessie Earley

Published in the *Crested Butte News*. Issue of April 19, 2024. #041905

—NOTICE OF PUBLIC HEARING—
CRESTED BUTTE BOARD OF ZONING
AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
15 RUTH'S ROAD

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on **April 30, 2024** beginning at **6:00 p.m.** in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado, specific information can be found on the agenda on the Town website regarding access to the virtual meeting, for the purpose of considering the following:
 Consideration of the application of **Emma Rose Vosburg** to site additions to the existing single-family residence located at 15 Ruth's Road, Lot 7, Kapushon Subdivision in the R1 zone.
- Architectural approval is required.
 TOWN OF CRESTED BUTTE
 By Madison Manning, Planning Technician



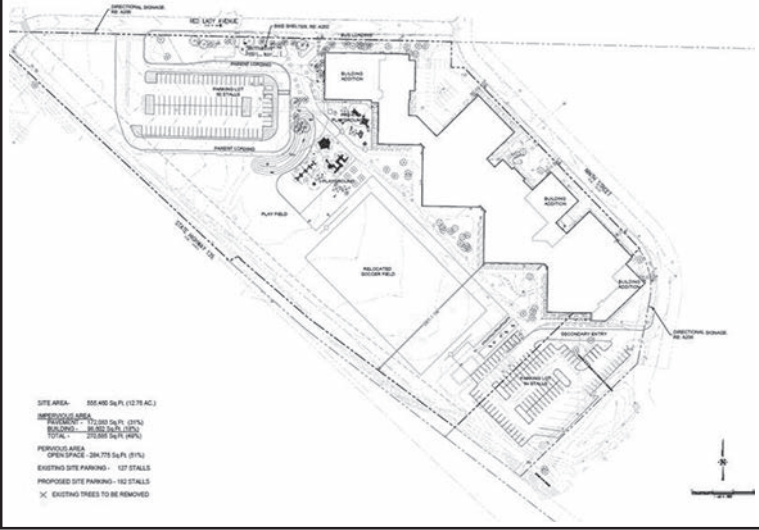
Published in the *Crested Butte News*. Issues of April 18 and 25, 2024. #041901

—NOTICE OF PUBLIC HEARING—
CRESTED BUTTE BOARD OF ZONING
AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
818 RED LADY AVE

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on April 30, 2024, beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado, specific information can be found on the agenda on the Town website regarding access to the virtual meeting, for the purpose of considering the following: Consideration of the application of Gunnison Watershed School District in conjunction with the

Town of Crested Butte to propose additions to the existing community school building located at 818 Red Lady Avenue, in the P zone. (Johnson/Denker) - Architectural approval is required. TOWN OF CRESTED BUTTE By Madison Manning, Planning Technician

Published in the Crested Butte News. Issues of April 18 and 25, 2024. #041902



—GUNNISON WATERSHED SCHOOL DISTRICT—
WORK SESSION
APRIL 22, 2024 ~ 5:30 P.M.
CRESTED BUTTE COMMUNITY SCHOOL

This meeting will be conducted in person and by distance using the video conferencing platform ZOOM Webinar. Please check the GWSD website for further instructions.

Work Sessions do not allow for public comment.

- 1. Work for the 2025-2026 School Year Calendar discussion
2. Housing Action Plan discussion

Published in the Crested Butte News. Issue of April 19, 2024. #041910

—LEGAL NOTICE—

Notice is hereby given to the following parties that their personal items stored at Discount Self Storage, 500 S. Blvd. will be sold or disposed of unless claimed prior to April 25th: Unit A5 – Gulliksen, Renee Date of Redemption: April 24, 2024 paid in full including late fees.

Published in the Crested Butte News. Issues of April 12 and 19, 2024. #041206

—NOTICE OF APPROVAL CREATING A VESTED PROPERTY RIGHT—

PLEASE TAKE NOTICE that the Town of Crested Butte approved the following site specific development plan(s) for construction or subdivision within the Town which creates a three year vested property right pursuant to Colorado Revised Statutes, section 24-68-103 (as amended). The "vested property right" gives the following applicant(s) the right to undertake and conditions of the approval for their site-specific development plan(s). March 26, 2024: Michael B McNair Revocable Trust, Dated December 5, 2022, As Amended From Time To Time And Leslie E. Padilla Revocable Trust, Dated December 5, 2022,

As Amended From Time To Time: site a new single family residence and a cold accessory building and heated accessory to be located at 490 Journey's End Road, Site 5, The Heights at Crested Butte in the R1B zone. A conditional use permit for an accessory building, nonresidential use, heated in the R1B zone was granted. More information is available at the Town Office located at 507 Maroon Ave., Crested Butte, CO. TOWN OF CRESTED BUTTE by Jessie Earley

Published in the Crested Butte News. Issue of April 19, 2024. #041906

—TOWN OF MT. CRESTED BUTTE, COLORADO—
NOTICE OF PUBLIC HEARING BEFORE THE TOWN COUNCIL

Please take notice that, pursuant to Town Code §§ 21-495, 18-329 and 2-301, the Mt. Crested Butte Town Council will hold a public hearing to consider the Major Alteration Preliminary PUD and Preliminary Subdivision applications for the Upper Prospect at Mt. Crested Butte development, on Tuesday, May 7th, 2024, at 6:00 p.m., in the Council Chambers at Mt. Crested Butte Town Hall, 911 Gothic Road, Mt. Crested Butte, and via Zoom. Persons wishing to attend the hearing virtually may do so by visiting https://mtcrestedbuttecolorado.civicweb.net/portal/, which contains the associated application materials and Zoom link.

The purpose of the hearing is to receive public comment on the following matters:

- 1. Major Alteration Preliminary PUD– Upper Prospect at Mt. Crested Butte

- 2. Preliminary Subdivision – Upper Prospect at Mt. Crested Butte

Applications submitted by Aaron J. Huckstep, Huckstep Law LLC, representing Crested Butte Land Holdings LLC and the applicant GCM Squared, Ltd.

All interested persons are encouraged to submit written comments or attend the hearing either in-person or via Zoom. Those who speak at the public hearing shall be allowed a maximum of three (3) minutes to express their comments. Written comments are encouraged and should be emailed to Neal Starkebaum, Community Development Director (nstarkebaum@mtcb.colorado.gov) or mailed to the Town Office, P.O. Box 5800, Mt. Crested Butte, CO 81225-5800. Comments received by Wednesday, April 24th, at 5:00 P.M., Mountain Time will be

included in the Town Council meeting packet.

For a digital copy of the application materials, hearing information, and zoom link, please visit https://mtcrestedbuttecolorado.civicweb.net/portal/. Click on the associated meeting date under 'Upcoming Meetings' to see the materials. Please contact the Town Clerk, or Town Hall at (970)-349-6632 if you need assistance. Dated this 16th day of April, 2024.

/s/ Tiffany O'Connell
Town Clerk

If you require any special accommodation to attend this meeting either virtually or in person, please call Town Hall at (970)-349-6632 at least 48 hours in advance of the meeting.

Published in the Crested Butte News. Issue of April 19, 2024. #041904

deadline tuesday at noon • legals@crestedbuttenews.com

Classifieds

classifieds@crestedbuttenews.com • 970.349.0500, ext. 105 • www.crestedbuttenews.com • deadline tuesday at noon

FOR RENT

CB SOUTH 3 bedroom 2 full baths loft, new appliances, new hardwood floors partially furnished enclosed garden pets ok. \$3100 plus utilities 847-769-7800. (4/19/23).

PITCHFORK Mt Crested Butte, \$3900 plus utilities, pets ok, fireplace new appliances, hardwood floors, furnished with all necessary items, 3 bedrooms 2.5 baths 847 769 7800 private balcony overlooking Mt Crested Butte with lawn furniture. (4/19/35).

SEEKING HOUSING: 55 y/o single father with 8 & 11 y/o boys seeking housing within proximity to CB school. Long time local since '87 (Royal Has-Been). Multiple references avail. Craig 970-209-8633. (4/19/pd/32).

LARGE STUDIO-LIKE EN-SUITE BEDROOM: Private entry. Mature, responsible male. Utilities, cable TV, wi-fi included, off-street parking. In town. NS/NP. Some outdoor space. Long term, available now. \$1350/mo. 970-349-0244. (4/19/30).

DOWNTOWN CRESTED BUTTE HOME: 3BD/2BA single-family for rent April and May 2024 5k. Winter 2024 and 2025- 7k. Dec., Jan., (Feb. - taken), March. Two blocks from Elk Ave. Looking for a mature couple or family of 4-6. No smoking. No pets. Send info and requests. Parking on the property. Fully furnished. For summer rentals June, July, Aug. asking \$7000 for the month. Includes utilities, wi-fi, internet, cable, water, trash, sewage, and plowing. Email cbrental2022@gmail.com. (4/19/76).

FOR RENT

LET US HELP YOU TAKE CARE OF YOUR PROPERTY: Crested Butte Lodging offers hassle free, full services for long term and short term rentals. Inquire with our office for more information. Call 970-349-2449 or email reservations@crestedbuttelodging.com. (4/19/37).

VACATION RENTALS

2255WILDCAT.COM Crested Butte's Premier 5-Star Luxury Vacation Rental with 36 acres, Unbelievable Views, 5 Bedroom/5 Bath, 13 beds, 5,112 sq.ft. Open concept with 25 foot ceilings and modern mountain architecture. Visit 2255wildcat.com or call Jordon 817-733-6947. (4/19/37).

IN TOWN ON SOPRIS AVE: 5 bedroom, 5 bath + 2 half bath rental available April, May, June, Sept, and Oct. This home offers open-concept living, dining, and kitchen with a large sunny patio. Ensuite bathrooms have been remodeled and a large game room basement offers a second living space. The primary bedroom is located on the first floor. Fantastic getaway home or rental while your home is being remodeled. Includes Hot Tub and 2 off-street parking. Call or text 970-209-4938. (4/19/80).

COMMERCIAL RENTALS

CB OFFICE SPACE FOR RENT located at Third & Belleview upstairs. 315 sq.ft. for \$790 includes utilities. Available now. Contact cbsouthkerry@gmail.com. (4/19/21).

ELK AVENUE OFFICE SPACE: Looking for the ideal office space that combines convenience and charm? Look no further. With a variety of sizes to suit your unique needs, our spaces are conveniently located and affordably priced. kezia@toadpropertymanagement.com, (970) 349-2773. (4/19/40).

Disclaimer:
DUE TO THE LAYOUT OF OUR CLASSIFIEDS, SOME EMAILS MAY APPEAR WITH A HYPHEN.

OFFICE SPACE FOR RENT: UNIT C: 216 sq.ft. 2nd floor office space at Silver Queen building, 115 Elk Avenue. Plumbed with sink, built in cabinets and countertop. Available ASAP. \$750. Call 970-349-7550 to set up an appointment. (4/19/37).

1,500 SQ.FT. RETAIL/OFFICE SPACE AVAILABLE IN the Gunnison Meadows Mall next to City Market. Address: 722 N Main - \$22/ft NNN = \$2,750/month. For more information, call Jordon Ringel 817-733-6947 or visit GunnisonMeadows.com. (4/19/34).

COMMERCIAL RENTALS

OFFICE OR SHOWROOM FOR RENT: 1/2 block off Elk on 3rd St. Shared kitchenette and bathroom. Internet and utilities are included. 140 sq.ft. Available May 1st. \$550. Please call 970-596-9826. (4/19/30).

PRIVATE OFFICE SPACE in excellent CB South location, available June 1st. Contact Peak, 970-349-6339. (4/19/14).

NEW OFFICE SPACES IN TOWN and a 400 sq.ft. storage/shop space available w/ shop sink. All included: Triple net charges, utilities, internet, common area janitorial, common area bathrooms, shared 2nd story deck, common area kitchen with refrigerator, microwave, dishwasher, and Keurig coffee maker, shared parking and all in a brand new building. Office spaces approx. 200 sq.ft. \$1000/month. Call 970-596-6736 or email gary@cbmountaingoat.com. (4/19/66).

FOR SALE

GALAXY S22 PHONE CASE: Brand new Casely phone case. Pink and purple marbled. \$35. Text for pictures 970-275-8910. (4/19/pd/18).

ROOFING MATERIAL: Titanium PSU 30 Synthetic Roofing Underlayment. About 25' used of 72' roll. Paid \$130, will sell for \$75. Call 970-275-8910. (4/19/pd/22).

FOR SALE: John Deere 324k Loader with Attachments. Call 970-209-6056 for details. (4/19/12).

REAL ESTATE

HOME FOR SALE: 1700 sq.ft. 2020 build. Very accessible single story home in great West Gunnison location. For further details enter 600 Carbon Court, Gunnison, Colorado into Zillow search and/or contact terravistalimited@gmail.com, 970-497-9113. (4/19/35).

FSBO 3BD/2BA W/ GARAGE IN TOWN: Quality constructed townhome near Rainbow Park. Functional floor plan, wood & stone flooring. Super efficient in-floor NG heat. Kitchen has stainless/granite. Baths have stone tiling including oversized jetted soak tub. Huge upper deck. Attached garage is heated with cabinets, workbench. Own your land. No HOA. 1.2M, Possible 4.5% owner financing! Cbtownhome@gmail.com. (4/19/59).

FSBO 1152 SQ.FT. TOWNHOME: 364 Elcho Ave #3. 2 Bedroom. 1.5 Bathroom. \$849,000 Amazing Views. Check Zillow. Contact: Alison 970-497-0730. (4/19/20).

EMPLOYMENT

HOUSEKEEPERS: Looking for full time and part time housekeepers to work with a fast paced cleaning company during the upcoming summer season. Plenty of work in the off-season. Must be detail oriented. Flexible schedule. Wage \$35 p/h with an end of the season bonus! Call Kristin at 970-343-2003. (4/19/49).

TOP TIER CONSTRUCTION is hiring roofers and roof laborers. No experience necessary. Will train. Competitive pay. 970-209-2918. (4/19/17).

ClassifiedsWORK
classifieds@crestedbuttenews.com